

TOWN OF SULLIVAN PLANNING BOARD – OCTOBER 5, 2021– PUBLIC HEARING -
JEFF MULCAHY 574 FYLER ROAD, KIRKVILLE SLB 23.19-1-13.1 – TWO LOT
SUBDIVISOIN (CONNIE & DANIEL GYMR)

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this two-lot subdivision at 574 Fyler Road, Kirkville

A motion was made by Paul Jasek and seconded by Sherry Menninger to close the hearing.

All in favor.

PUBLIC HEARING - RICK/MILDRED MCNEELY – TWO- LOT SUBDIVISION 1225
SMITH RIDGE ROAD – AG ZONE – SLB 9-2-51.112

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this two-lot subdivision at 1225 Smith Ridge Road.

A motion was made by Dave Allen and seconded by Paul Jasek to close the hearing. All in favor.

PUBLIC HEARING - MELISSA HESS – 131 CAYUGA AVENUE, CANASTOTA, 11.37-1-
15- SPECIAL USE PERMIT – POT BELLIED PIG IN AN MR-12 ZONE

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office.

Ms. Hess appeared before the Board due to a neighbor's complaint that she is keeping a potbellied pig on her property in an MR-12 zone without a permit.

The Short EAF was reviewed and the public hearing was opened.

Several neighbors spoke on behalf of Ms. Hess and stated they had no problem with her owning a pig.

No one spoke against approving Ms. Hess owning a pig.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – OCTOBER 5, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Dave Allen and seconded by Paul Jasek to accept the minutes of the September 7, 2021 meeting. All in favor.

JEFF MULCAHY 574 FYLER ROAD, KIRKVILLE SLB 23.19-1-13.1 – TWO LOT
SUBDIVISOIN (CONNIE & DANIEL GAYE)

The SEQR was completed on September 7, 2021.

The Board found no problem with this two-lot subdivision on 574 Fyler Road, Kirkville.

An area variance is on record that correspond to the discrepancies on the subdivision map submitted.

A motion was made by Dave Allen and seconded by Paul Jasek to approve this two-lot subdivision. All in favor.

RICK/MILDRED MCNEELY – TWO- LOT SUBDIVISION 1225 SMITH RIDGE ROAD – AG ZONE – SLB 9-2-51.112

The SEQR was completed on September 7, 2021.

The Board found no problem with this two-lot subdivision with the understanding that the new lot (#3B) will be incorporated into the deed of lot #4 purported owner (James Kozlowski). The newly created Lot #3A which will be transferred to the new owner (Glenn Mayville) of lot #2 will remain a separate lot. This information is based on a map by Rick Myers dated 8/31/21.

A motion was made by John Ceresoli and seconded by Paul Jasek to approve this two-lot subdivision as stated above.

All in favor.

MELISSA HESS – 131 CAYUGA AVENUE, CANASTOTA, 11.37-1-15- SPECIAL USE PERMIT – POT BELLIED PIG IN AN AG ZONE

Ms. Hess stated that the pig is penned at all times and is not visible outside their property.

Ms. Hess stated that when the pig expires there will be no replacement.

A motion was made by John Ceresoli and seconded by Paul Jasek to approve this special use permit for allowing the possession of the existing potbellied pig for its life but the permit will become null upon the pig's death. All in favor.

KEN KATZENSTEIN – BOLIVAR ROAD – PDD – GRAVEL MINING SLB 32-2-49

Mr. Katzenstein appeared before the Board regarding his PDD for gravel mining on Bolivar Road. Mr. Katzenstein stated that he does not currently draw a tremendous amount of material out of his mining operation but ultimately, he may sell the operation. It was explained that the proposal would be expanded areas for the potential for mining, subject to any necessary permits, and that in exchange for this, the applicant would designate certain areas off-limits to mining and extraction. Refer to the submitted site plan. There will be a requirement for subdivision. Mr. Park (chairman) believes that the applicant may have an as of right for a one-time subdivision for the residential parcel. The Board reviewed the Full EAF Part 1 including the depth of the water table, the presence of any protected species, etc. Discussion was held on the potential of flooding of this area.

Atty Langey will prepare a proposed resolution for the Board's consideration for the next meeting. A public hearing has been scheduled before the Town Board for October 6, 2021.

DOLLAR GENERAL – 1458 ROUTE 5 WEST – SPECIAL USE PERMIT – BUSINESS ZONE SLB 48-1-28.

The applicant did not appear at the meeting. He is collecting more data for the Board.

JEFF TAYLOR – THE WILD CAMPGROUND AND EVENT CENTER PDD – 1861 NEW BOSTON ROAD

The applicant did not appear at the meeting. He is collecting more data for the Board.

A motion was made by John Ceresoli and seconded by Dave Allen to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,